

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Frank E. Myers & Margaret M. Myers, legal owner, of the property situated in the 9th District of Baltimore County on the northwest corner of Harford Rd. and Manns Avenue, being known as Lots Nos. 1, 2, 3, 4 and 5 on Plat of BL Bigwood Park, recorded among land records of Baltimore Co. in Plat Book 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.

Reasons for Re-Classification: To transfer grocery store business from 9017 Harford Road (one block north) to this location, said business being there for 12 years and being forced to vacate because the property was taken by the State Roads Commission of Md. under condemnation proceedings for use as part of the Beltway being now built around Bald more.

Size and height of building: front feet; depth feet; height feet. Front and side set backs of building from street lines: front feet; side feet. Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

NOV 29 1960
ZONING DEPARTMENT
Frank E. Myers
Margaret M. Myers
Legal Owner
8908 Harford Rd, Balto, 11, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of November, 1960, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation, throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg. in Towson, Baltimore County, on the 11th day of January, 1961, at 10:00 clock A.M.

Zoning Commissioner of Baltimore County
(over)
MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected,

It is Ordered by the Zoning Commissioner of Baltimore County, this 12th day of January, 1961, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an R-6 zone to an B-1 zone, subject, however, to approval of plans by the State Roads Commission and the Bureau of Land Development.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

It is Ordered by the Zoning Commissioner of Baltimore County, this day of , 1961, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain a zone.

Approved
County Commissioners of Baltimore County
Date By President

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From George R. Lewis January 10, 1961
To John Rose
Subject Zoning Petition 5178

Manns Avenue is proposed as a 50' right of way and improvements are required thereon.

It is requested, therefore, that the zoning of this property be made subject to approval of plans by the Bureau of Land Development.

George R. Lewis
Chief - Permit Section
Division of Land Development

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

TO: Mr. Jos. J. Barnickel,
6710 Harford Road,
Baltimore 28, Md.
BILL TO: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.
AMOUNT TO BE PAID: 01.602
QUANTITY:
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
TOTAL AMOUNT: 21.00
Cost of advertising and posting property
144 Cps. Harford Road and Manns Ave., 28th Dist.
21.00
1-461 4363 * * * TIL-
MICROFILMED

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 23, 1960
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on day of , 1960, 23rd day of December, appearing on the 23rd day of December, 1960.

THE JEFFERSONIAN
Manager.
DEC 23 1960
ZONING DEPARTMENT
MICROFILMED

OFFICE OF PLANNING

Inter-Office Correspondence

From George R. Lewis, Deputy Director December 27, 1960
To John G. Rose, Zoning Commissioner
Subject #5178 - B-6 to B-1, NW corner of
Harford Road and Manns Avenue,
F. & M. Myers
9th District Revised: January 11, 1961 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comment to make with respect to pertinent planning factors:

1. Examination of the Zoning Maps for the 9th and 11th Districts indicates that the subject tract falls within the middle of an island of residential zoning along Harford Road. There is no commercially zoned land in close proximity to the Myers' property. Creation of B-1 zoning on this tract would create use potentials which would not be in harmony with those of adjacent properties and would further encourage spread of ribbon or strip commercial development.

9 OUT OF 18 USES ARE INCOME PRODUCING
FROM MAIN AVE TO BELTWAY. STATEMENT
MADE ABOVE BASED ON ZONING MAP
INSPECTION ONLY.
EXISTING CHARACTER IS STRONGLY
ENOUGH MIXED TO PERHAPS
MAKE COMMERCIAL ZONING
INEVITABLE.

J. E. Gurek
1/11/61
MICROFILMED



STATE OF MARYLAND STATE ROADS COMMISSION 300 WEST PRESTON STREET BALTIMORE 1, MD. December 21, 1960

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland
RE: Zoning Petition No. 5178
B-6 Zone to B-1 Zone
Northeast corner of Harford Road
Route 147 and Manns Avenue

Dear Mr. Rose:

This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for agreement and ingress be made subject to the approval of the State Roads Commission

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John L. Duerr
Asst. Development Engineer

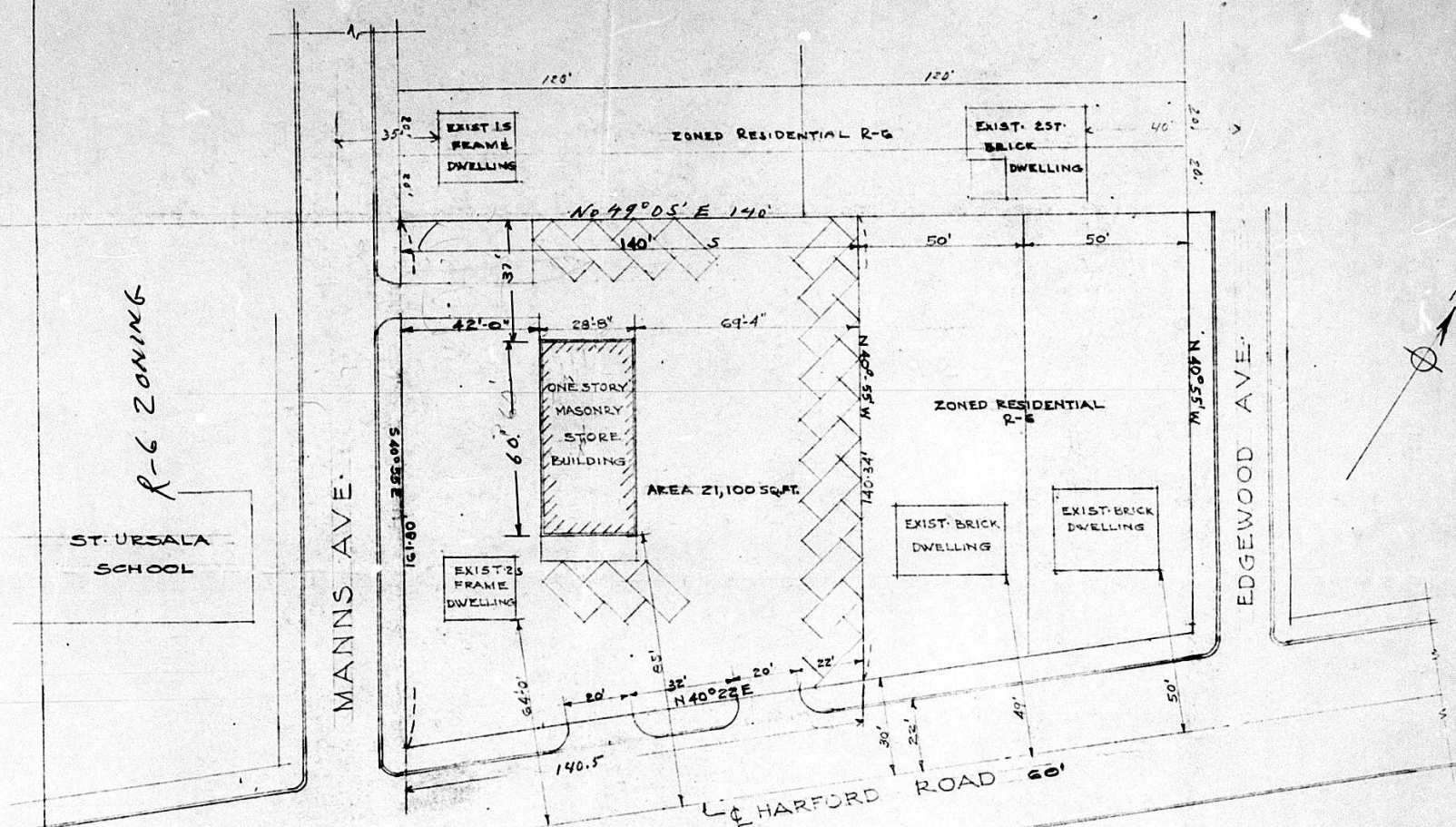
JLD/ms

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 12-17-60
Posted for: Carl B. 6 Zone to B-1 Zone
Petitioner: Frank E. Myers & Margaret M. Myers
Location of property: N. Corner of Harford Rd. & Manns Ave. etc.
See also: Zoning Pet. #5178, Harford Road.
Location of Sign: Public on property, Manns Ave. & Harford Road.
Remarks: George R. Lewis
Posted by: George R. Lewis Date of return: 12-21-60

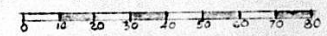
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Existing Use ① - RESIDENCE
 Proposed " ② - BUSINESS LOCAL - Retail grocery
 Present Zoning ③ - R-6
 Proposed " ④ - B/L

R-6 ZONING

PLOT PLAN
 SCALE 1"=30'



STORE BUILDING
 FOR
 J.J. BARNICKLE & CO

PARKVILLE, BALTIMORE COUNTY MD.
 9th DISTRICT, 15th PRECINCT
 PLAT BOOK #7 W.P.C. PART #1, FOLIO 6-88

MICROFILMED

OK to file
 J.E. Jurek 11/29/60